



Hall County Government

COMMUNITY DEVELOPMENT AND INFRASTRUCTURE PUBLIC WORKS AND UTILITIES

MEMORANDUM

To: Beth Garmon, Director of Planning and Zoning

From: Jason Skarda, Assistant Director of Public Works and Utilities

Date: September 5, 2025

Subject: October 6, 2025 - Hall County Planning Commission Agenda

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ASSISTANT DIRECTOR
Jason Skarda, P.L.S.

Please be advised that our office has reviewed the Hall County Planning Commission agenda for the October 6, 2025, meeting. Upon review, we provide the following comments.

NEW BUSINESS

1. [6382 Lakeview Drive | Variance to section 4.1 | to reduce the minimum yards | on a 0.23± acre tract located on the west side of Lakeview Drive approximately 540 feet from the Gwinnet County line | Zoned V-C; Tax Parcel 07360A000014 | Proposed use: Single-family residence | *](#)
[Commission District 2 | Tyler Young, applicant](#)

- a. **Engineering:** No comment
- b. **Traffic:** No comment
- c. **Utilities:** Hall County sewer area. No infrastructure in area.

2. [3580 Poplar Springs Road | Variance to section 8.6.11 | to allow multiple entrance signs | on a 84.25± acre tract located southwest of Poplar Springs Road at its intersection with Poplar Springs Church Road | Zoned PRD; Tax Parcel 15036A000001 | Proposed use: Multiple entrance signs | *](#)
[Commission District 1 | Clayton Properties Group Inc., applicant](#)

- a. **Engineering:** This site may require a stormwater management report should the site plan indicate the proposed development meets stormwater thresholds for impervious surfaces and/or disturbed acreage.
Show FEMA and Hall County studied Flood plains that are present on site.
Show stream buffer and impervious setback from wrested vegetation not centerline of stream.
- b. **Traffic:** Signs shall be located as to not restrict intersection sight distance
- c. **Utilities:** Oakwood service area

3. **3900 Wahoo Falls Trace | Variance to Table 6.1.1 | to reduce the minimum yards | on 17.91± acre tract located east of Wahoo Falls Trace approximately 735 feet from its intersection with Price Road | Zoned PRD; Tax Parcel 10100 000156A | Proposed use: Amenity building | * Commission District 2 | Kristal Riggins-PEC+, applicant**

- a. **Engineering:** No comment
- b. **Traffic:** No comment
- c. **Utilities:** Gainesville sewer service area. Infrastructure is on Wahoo Falls Trace

4. **5424 Mulberry Preserve Drive | Special Use | On a 0.59± acre tract located on the northeast side of Mulberry Preserve Drive approximately 538 feet from its intersection with Elizabeth Lane | Zoned R-1; Tax Parcel 15043F000130 | Proposed Use: Group home | ** Commission District 1 | Karen Woodroffe, applicant**

- a. **Engineering:** No comment
- b. **Traffic:** No comment
- c. **Utilities:** Hall County sewer area. No infrastructure in vicinity

5. **(A) 4404, 4372 & 4398 Tanners Mill Road | Rezone | from Agricultural Residential (AR-1) to Residential Mixed (R-X) | on a 25.2± acre tract located north of Tanners Mill Road approximately 480 feet from its intersection with Winder Highway | Zoned AR-1; Tax parcels 15038 000033; 000036B & 000168 | Proposed Use: 117-unit residential development | ** Commission District 1 | Bassett Signature Homes, LLC, applicant**

(B) 4404, 4372 & 4398 Tanners Mill Road | Variance to section 10.70.010 | to allow on street parking | on a 25.2± acre tract located north of Tanners Mill Road approximately 480 feet from its intersection with Winder Highway | Zoned AR-1; Tax parcels 15038 000033; 000036B & 000168 | Proposed Use: On street parking | ** Commission District 1 | Bassett Signature Homes, LLC, applicant

- a. **Engineering:** This site may require a stormwater management report should the site plan indicate the proposed development meets stormwater thresholds for impervious surfaces and/or disturbed acreage. Show stream buffer and impervious setback from wretched vegetation not centerline of stream.
- b. **Traffic:** G-DOT access permit required. Recommend all roads associated with development be private
- c. **Utilities:** Hall County sewer service area. A Sanitary force main is available for connection on the south side of Winder HWY